



**22 Dinas Terrace,
Aberystwyth Ceredigion SY23 1BT**
Guide price £299,000



For Sale By Private Treaty

In a sought after residential location overlooking superb town and stunning sea views, a terraced 3 bedroomed house with sloping rear garden.

Highfield has been under the same ownership for many years and has been a well loved and maintained family home. Early inspection is highly recommended!

Dinas Terrace enjoys a popular edge of town location within walking distance of the town centre. The town has a good range of both social, leisure and educational facilities to cater for the large local and student populations. The property is also convenient to major employers such as the University, National Library of Wales and Bronglais Hospital.

Tenure

Freehold.

Services

Fully double glazed. Gas main central heating. Mains water mains drainage.

Council Tax

Band E.

Viewing

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

Highfield provides for the following accommodation. All room dimensions are

approximate. All images have been taken with a wide angle lens digital camera.

Reception Hallway



With original features, stairs to first floor accommodation, under stairs storage and doors through to

Living Room



A bay window to fore with lovely views far reaching over to Constitution Hill, gas featured fireplace (not currently in use or serviced) with slate mantle surround and radiator.

Dining Room



Also well utilised as a home study/office. With window to rear, radiator and fitted cupboard.

Kitchen



A beautiful and light kitchen comprising a range

base and eye level shaker style units, eye level oven and grill above, fitted fridge freezer, stainless steel sink with mixer tap, gas hob with extractor fan hood over. Radiator, window to side and door through to utility room.



Utility Room

With appliance spaces, wall mounted gas central heating boiler, window and door to rear. There are electrics and plumbing for a potential shower area/room.

First Floor Accommodation

Half Landing

Doors through to

Bedroom 3 (rear bedroom)



With window to rear and radiator.

Bathroom



With panelled bath and shower over, wc, wash hand basin and obscured window to side. Partially tiled walls.

Main Landing

With linen cupboard and hatch with large insulated loft space. Doors through to

Bedroom 2



A good sized double bedroom with mirrored fitted wardrobes, radiator and window to rear.

Bedroom 1 (Primary)



A lovely recently decorated and carpeted front bedroom with two windows overlooking the harbour, sea and beyond.



Externally



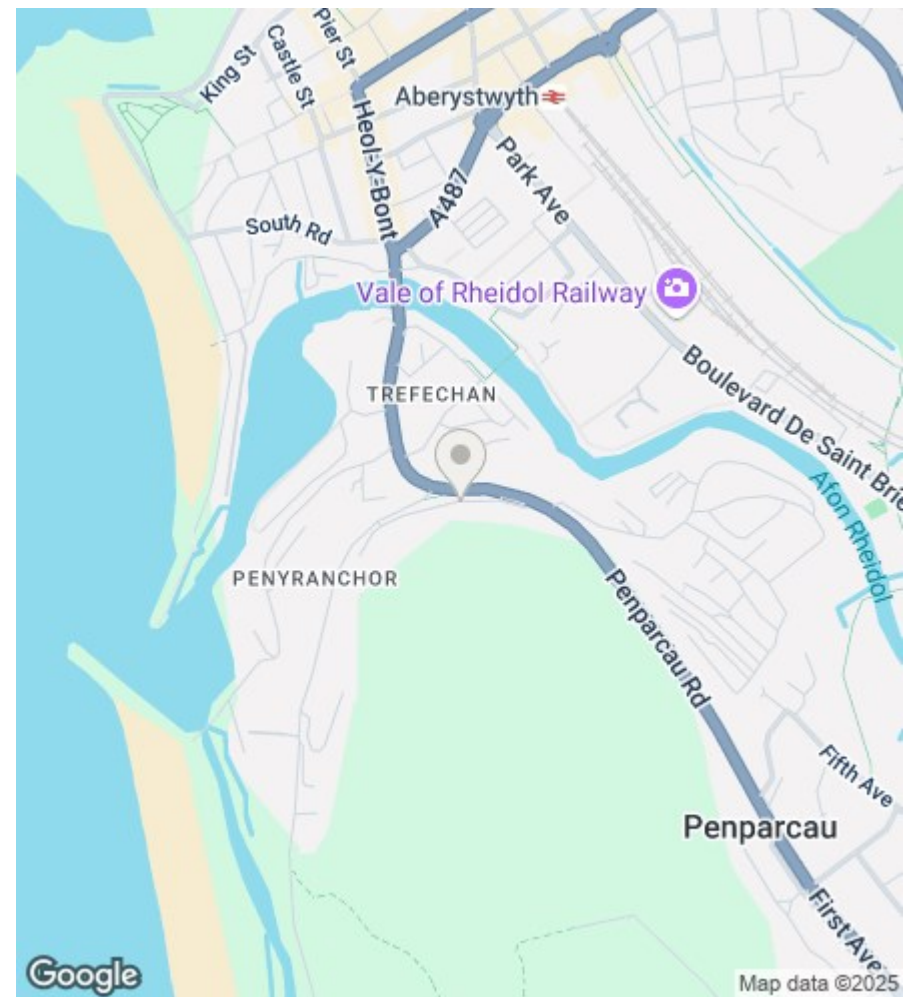
The property has a small front paved garden with a few steps leading up to the front entrance door. To the rear, there is a small courtyard with greenhouse/storage area and a large sloping tiered garden with steps to the various levels and seating areas. A picturesque and panoramic view from the top as highlighted in the photographs. Road parking to the fore (not private).

Highfield is on your right hand side denoted by one of our For Sale Boards



Directions

From the office proceed south over Trefechan bridge. Turn right just after the bend (short distance after the fire station). Proceed up Felinymor Road taking the first turning left to Dinas Terrace.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO ₂ emissions			
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